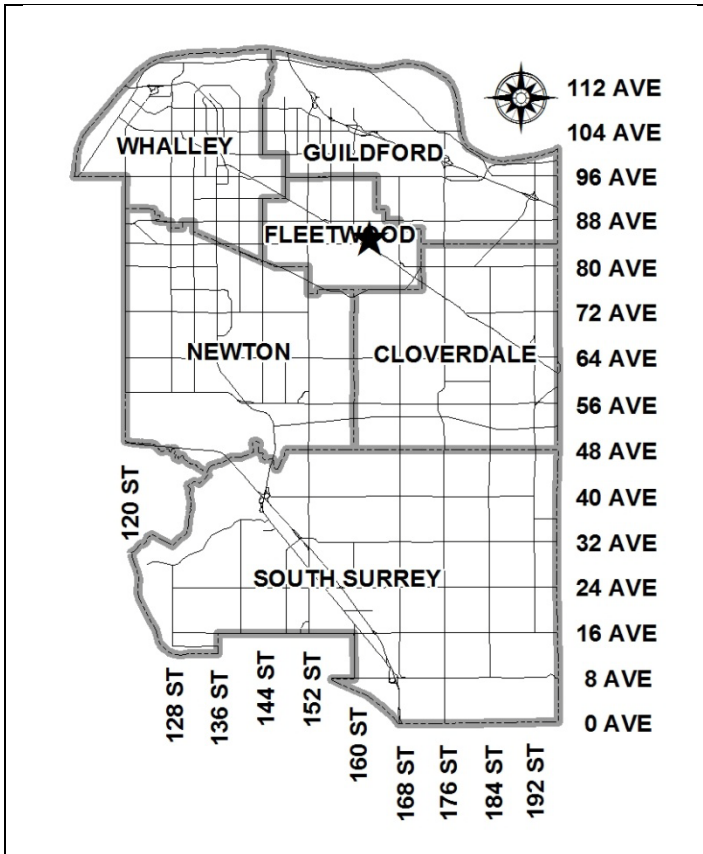


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0205-00

Planning Report Date: October 3, 2011

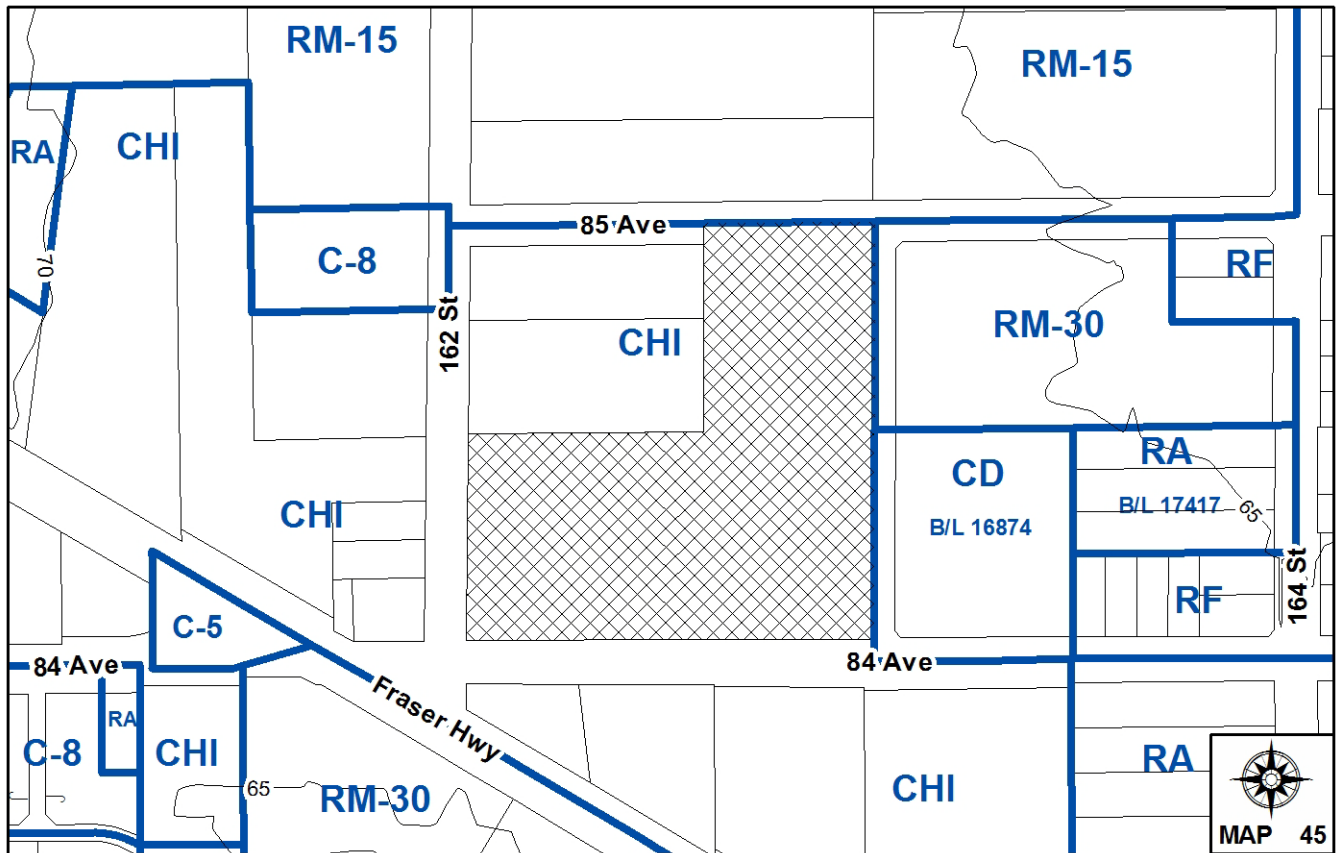


**PROPOSAL:**

- **OCP Text Amendment**
- **Temporary Commercial Use Permit**

in order to allow for the retention of three existing buildings to accommodate a lumber supply company and an office for a non-profit society for a one year period.

**LOCATION:** 16241 - 84 Avenue  
**OWNER:** Anthem Fleetwood 3 Developments Ltd.  
**ZONING:** CHI (RM-30 at Third Reading)  
**OCP DESIGNATION:** Commercial and Industrial  
**NCP DESIGNATION:** Highway Commercial



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for OCP Text Amendment.
- Approval for Temporary Commercial Use Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An existing lumber supply company and a proposed office for a non-profit organization do not comply with the permitted uses under the future RM-30 Zone proposed (File No. 7911-0079-00 at Third Reading).

### RATIONALE OF RECOMMENDATION

- The proposal will allow the lumber supply company to remain in its existing location until their current lease expires on October 31, 2012.
- The proposal will also provide an opportunity for the National Academy of Older Canadians to lease office space rent-free until October 31, 2012 and establish their group in Surrey.
- The existing buildings will be demolished after the leases expire prior to the construction of Phases 5, 6 and 7 of the proposed 166-unit townhouse development (File No. 7911-0079-00) at Third Reading.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the Official Community Plan by declaring the subject site a Temporary Commercial Use Permit Area and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. Council approve Temporary Commercial Use Permit No. 7911-0205-00 (Appendix VI) to proceed to Public Notification.
4. Council instruct staff to resolve the following issue prior to final adoption:
  - (a) submission of adequate security to ensure the existing buildings and structures are demolished to the satisfaction of the Planning and Development Department upon expiration of the Temporary Commercial Use Permit.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Existing, non-conforming truck park to be removed and an office building and two out buildings for a lumber supply business to be retained temporarily.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North and West (South of 85 Avenue):	Existing multi-tenant warehouse complex.	Highway Commercial	CHI
North (Across 85 Avenue):	Townhouse development.	Low Density Townhouses	RM-15
East (Across 163 Street):	Townhouse development.	Medium-Density Townhouses	RM-30 and CD (Bylaw No. 16874)
South (Across 84 Avenue):	Vacant, auto services and KIA dealership	Highway Commercial	CHI
West (Across 162 Street):	West Star Motors and two single family dwellings.	Highway Commercial	CHI

## DEVELOPMENT CONSIDERATIONS

### Background

- On July 11, 2011, Council considered a Planning Report, under File No. 7911-0079-00, for an Official Community Plan (OCP) amendment and a rezoning of the subject site to allow for the development of approximately 166 townhouse units.
- The OCP Amendment (By-law No. 17450) and the rezoning (By-law No. 17451) received Third Reading on July 25, 2011.
- One of the issues to be resolved prior to final adoption of the rezoning by-law is the demolition of all existing buildings and structures to the satisfaction of the Planning & Development Department.
- Since the rezoning received Third Reading, the applicant has requested that three of the existing buildings on the south-west portion of the site be retained temporarily to accommodate an existing lumber supply company as well as to provide temporary office space for a new-to-Surrey non-profit organization.
- Since the proposed temporary uses do not comply with the proposed future RM-30 Zone under File No. 7911-0079-00, the applicant has submitted the current application for an Official Community Plan Text Amendment and a Temporary Commercial Use Permit.
- The proposed 166-unit townhouse project (File No. 7911-0079-00) is anticipated to be presented to Council for consideration of final adoption on November 7, 2011.

### Current Proposal

- The subject site at 16241 - 84 Avenue is located on the north-east corner of 84 Avenue and 162 Street. The site is bound by 85 Avenue to the north, 84 Avenue to the south, 162 to the west and 163 Street to the east.
- The 2.38-hectare (5.89-acre) subject site is currently zoned Highway Commercial Industrial Zone (CHI), split-designated Commercial and Industrial in the Official Community Plan (OCP) and designated Highway Commercial in the Fleetwood Town Centre Plan.
- Under File No. 7911-0079-00, the applicant is seeking an OCP Amendment from Commercial and Industrial to Multiple Residential, NCP Amendment from Highway Commercial to Medium Density Townhouses and rezoning from Highway Commercial Industrial Zone (CHI) to Multiple Residential 30 Zone (RM-30), in order to allow the development of a 166-unit townhouse project.
- The applicant, Anthem Properties Group Ltd., is seeking a Temporary Commercial Use Permit (TUP) to allow the retention of one office building and two out buildings in order to accommodate the existing lumber supply company, ST Wood Products, until their current lease expires on October 31, 2012.

- The operation of ST Wood Products includes an office as well as wholesale and storage of lumber goods including softwood, hardwood, plywood and logs. They receive shipments of wood on-site, store the product and then distribute on delivery trucks. There are no walk-in or pick-up customers as the business focuses mainly on the supply of on-site construction materials to a network of contractors.
- The applicant is also proposing to accommodate a new tenant, the National Academy of Older Canadians (NAOC), in the existing office building. NAOC has been active in Vancouver and is now looking to expand similar efforts in Surrey. The group is a non-profit society dedicated to providing educational and leadership programs to promote the continuing development of older Canadians.
- The group would like to use the space to establish a computer lab for training, meeting rooms including a library reading room and an office to facilitate the continued learning of older Canadians. They intend to hold classes for training and upgrading computer skills as well as provide a forum for teaching, mentoring programs, research, and study. The group also organizes cross-cultural and intergenerational exchanges for older Canadians.
- The three existing buildings are located on the south-west portion of the site (Appendix II) where Phases 5, 6 and 7 of the 166-unit townhouse development are proposed to be located (Appendix IV).
- The applicant has agreed to provide a \$20,000 security to ensure the existing buildings and structures are demolished to the satisfaction of the Planning and Development Department upon expiration of the Temporary Commercial Use Permit.

### PRE-NOTIFICATION

Pre-notification letters were sent on September 14, 2011 and staff received three phone calls. Two of the callers requested general information about the proposal. The other caller expressed the following comment:

- Concern with the existing lumber supply company posing a fire hazard within the neighbourhood.

*(Staff referred the proposal to the Fire Department for review and they confirmed there are no concerns with the proposal.)*

### PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

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INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Site Plan of Existing Buildings
- Appendix III. Engineering Summary
- Appendix IV. Proposed Townhouse Site Plan, File No. 7911-0079-00
- Appendix V. Proposed OCP Text Amendment By-law
- Appendix VI. Temporary Commercial Use Permit No. 7911-0205-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JLM/kms

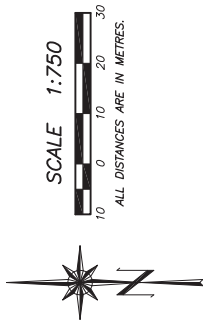
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. 9/29/11 10:23 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

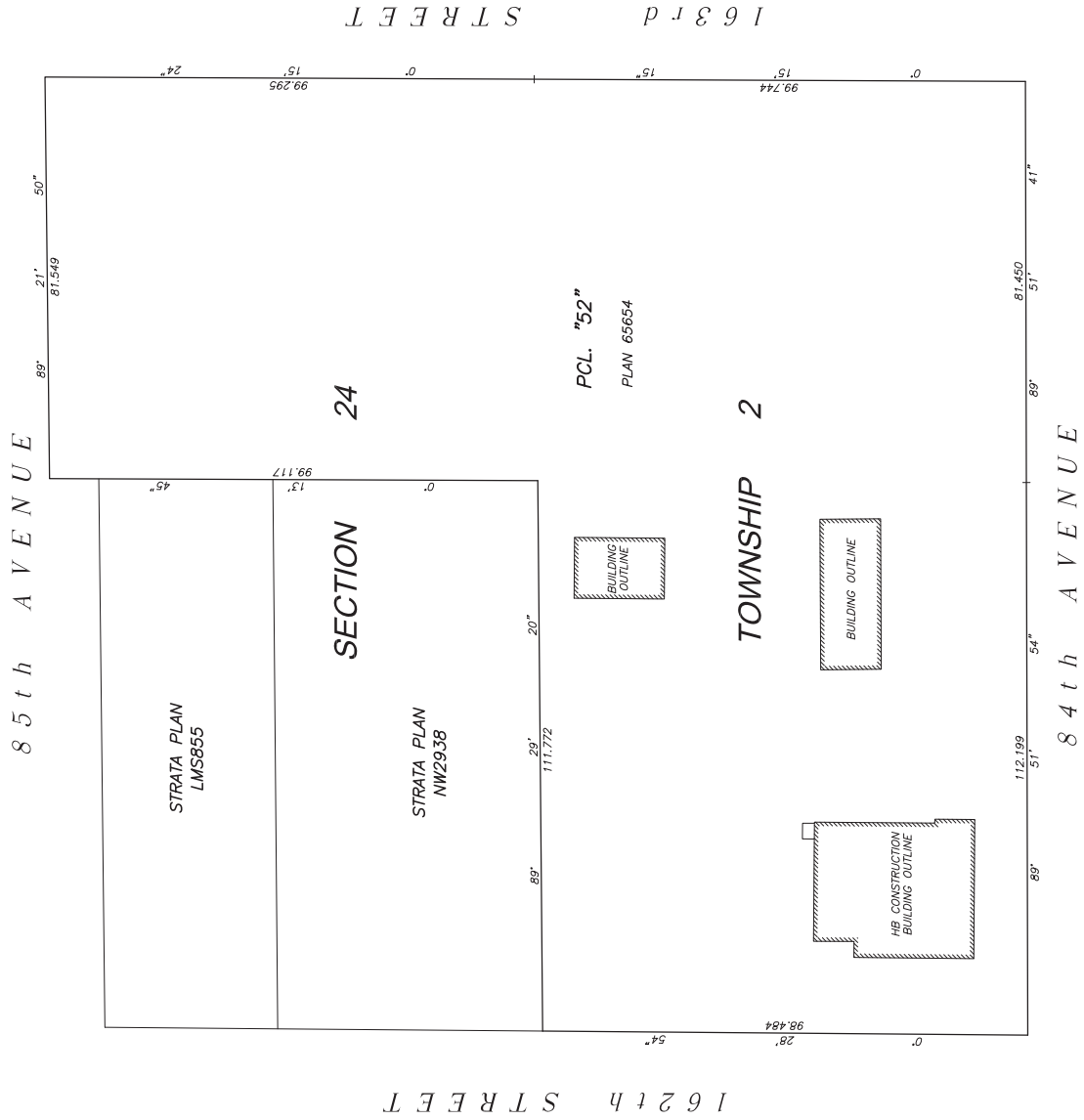
1. (a) Agent:      Name:                 Steve Forrest  
   Anthem Properties Group Ltd.  
   Address:               Suite 300 550 Burrard Street  
   Vancouver BC V6C 2B5  
  
   Tel:                         604-365-2223
  
2.                 Properties involved in the Application
  - (a)               Civic Address:               16241 - 84 Avenue
  
  - (b)               Civic Address:               16241 - 84 Avenue  
   Owner:                         Anthem Fleetwood 3 Developments Ltd., Inc. No. BC0902973  
   PID:                             003-657-922  
   Parcel 52 Section 25 Township 2 New Westminster District Reference Plan 65654
  
3.                 Summary of Actions for City Clerk's Office
  - (a)               Introduce an OCP Text Amendment By-law and set a date for Public Hearing.
  
  - (b)               Proceed with Public Notification for Temporary Commercial Use Permit No. 7911-0205-00.

**SKETCH PLAN OF EXISTING BUILDINGS SITUATED  
ON PARCEL "52", SECTION 25, TOWNSHIP 2,  
NEW WESTMINSTER DISTRICT, PLAN 65654**



**LEGEND**

BEARINGS AND DIMENSIONS ARE BASED  
ON FIELD SURVEY.







## INTER-OFFICE MEMO

---

TO: **Manager, Area Planning & Development  
- North Surrey Division  
Planning and Development Department**

FROM: **Development Project Engineer, Engineering Department**

DATE: **September 27, 2011** PROJECT FILE: **7811-0205-00**

---

RE: **Engineering Requirements  
Location: 16241 84 Ave.**

**OCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment

**TEMPORARY USE PERMIT PERMIT**

There are no engineering requirements relative to issuance of the Temporary Use Permit. Offsite works under project 7911-0079-00 are to be completed in 2 phases in order to accommodate this Temporary Use Permit, as agreed with the applicant.

Bob Ambardar, P.Eng.  
Development Project Engineer

BA



INTEGRAL ARCHITECTURE INC.  
415 WEST PENNER STREET  
VANCOUVER, BC V6B 1T5  
T 604.684.2325 F 604.684.2710  
WWW.IA110.B1A1.F2C1.D1.COM



DATE: 06/28/2011

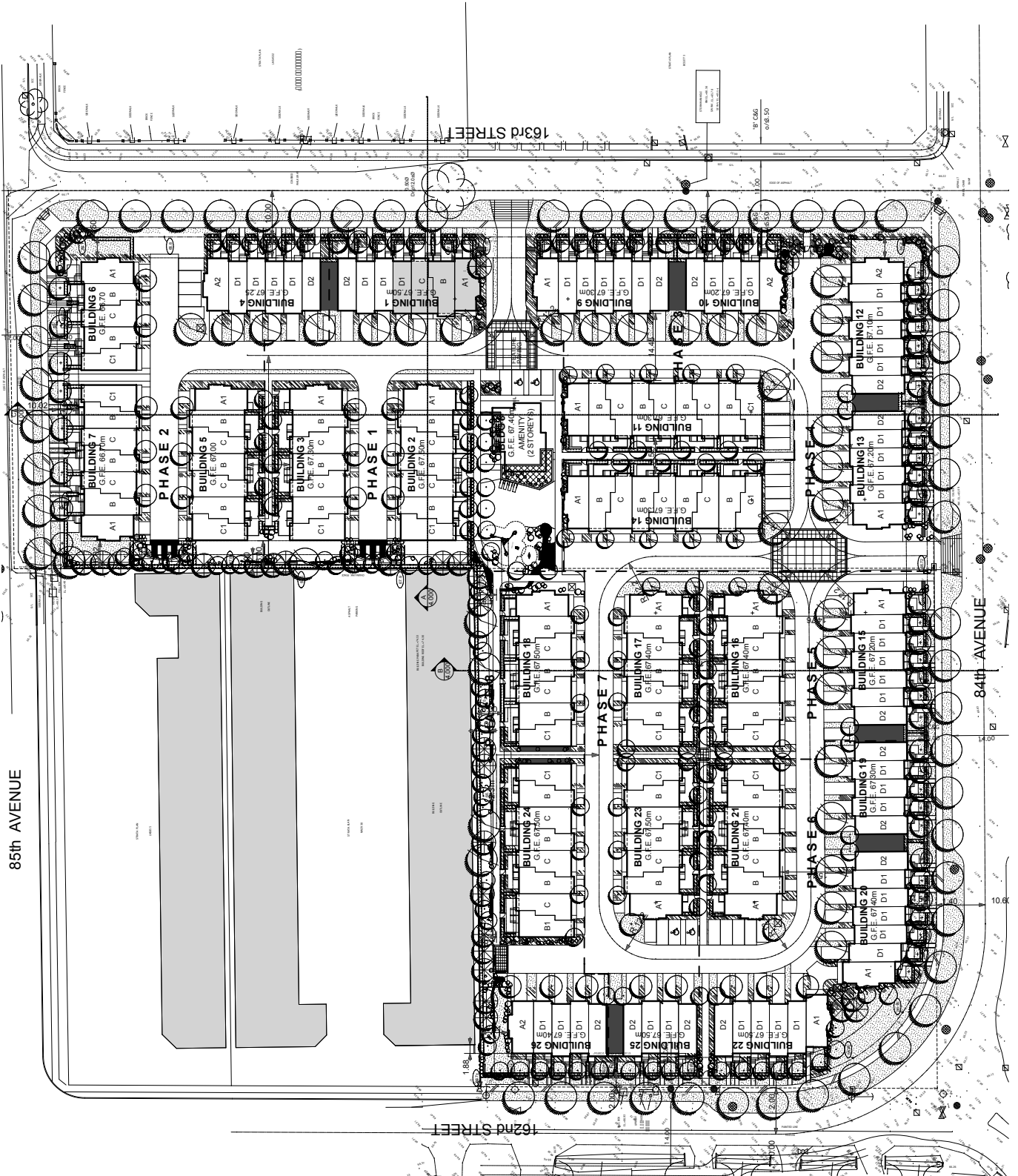
PROJECT: ANTHEM

CLIENT: FLEETWOOD  
10241 84TH AVENUE  
SURREY, BC CANADA

SCALE: SITE PLAN  
WORKING DRG

DATE: 06/28/2011  
DRAWN: [Name]  
CHECKED: [Name]  
APPROVED: [Name]

A-1.001



85th AVENUE

162nd STREET

163rd STREET

84th AVENUE

CITY OF SURREY

BY-LAW NO. \_\_\_\_\_

A by-law to amend the provisions of Surrey Official  
Community Plan By-law, 1996, No. 12900, as amended

.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. Surrey Official Community Plan By-law 1996, No. 12900, as amended, is hereby further amended as follows:

Division A. Schedule B Temporary Use Permit Areas, under the heading Temporary Commercial Use Permit Areas, by adding the following section immediately following Temporary Commercial Use Permit Area No. \_\_:

Temporary Commercial Use Permit Area No. \_\_

**Temporary Lumber Supply Business and Office Use**

Purpose: To allow the retention of three existing buildings until October 31, 2012 to accommodate an existing lumber supply business and offices for a non-profit organization.

Location: Parcel Identifier: 003-657-922  
Parcel 52 Section 25 Township 2 New Westminster District  
Reference Plan 65654

16241 - 84 Avenue

- Conditions:
- (a) A security deposit is held by the City of Surrey to ensure the removal of all existing buildings and structures; and
  - (b) The subject lands are to be used in accordance with the provisions of the Temporary Use Permit.

Expiration: The Temporary Commercial Use Permit will remain in effect until the date specified in the Temporary Commercial Use Permit.

2. This By-law shall be cited for all purposes as "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. Amendment By-law, 2011, No. \_\_\_\_\_."

PASSED FIRST AND SECOND READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 \_\_\_\_.

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 \_\_\_\_.

PASSED THIRD READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 \_\_\_\_.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

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. 9/28/11 11:54 AM

## CITY OF SURREY

(the "City")

**TEMPORARY COMMERCIAL USE PERMIT**

NO.: 7911-0205-00

Issued To: ANTHEM FLEETWOOD 3 DEVELOPMENTS LTD., INC. NO. BC0902973  
("the Owner")

Address of Owner: 300-550 Burrard Street  
Vancouver, BC  
V6C 2B5

1. This temporary use permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this temporary use permit.
2. This temporary use permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 003-657-922

Parcel 52 Section 25 Township 2 New Westminster District Reference Plan 65654

16241 - 84 Avenue

(the "Land")

- 3 The Land has been designated as a Temporary Commercial Use Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
4. The temporary use permitted on the Land shall be:
  - An existing lumber supply business and a non-profit organization within the three existing buildings, until October 31, 2012.
5. The temporary use shall be carried out according to the following conditions:
  - The existing buildings and structures are demolished to the satisfaction of the Planning and Development Department upon expiration of the Temporary Commercial Use Permit.
6. As a condition of the issuance of this temporary use permit, Council is holding security set out below (the "Security") to ensure that the temporary use is carried out in accordance with the terms and conditions of this temporary use permit. Should the Owner fail to comply with the terms and conditions of this temporary use permit within the time provided, the amount of the Security shall be forfeited to the City. The City has the option of using the Security to enter upon the Land and perform such works as is necessary to eliminate the temporary use and bring the use and occupancy of the Land into compliance with Surrey Zoning By-law, 1993, No. 12000, as amended (the "Works"). The Owner

hereby authorizes the City or its agents to enter upon the Land to complete the Works.  
There is submitted accordingly:

An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$20,000.

- 7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this temporary use permit. This temporary use permit is not a building permit.
- 8. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
- 9. This temporary use permit is not transferable.
- 10. This temporary use permit shall lapse on October 31, 2012.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20   .

ISSUED THIS      DAY OF      , 20   .

\_\_\_\_\_  
Mayor – Dianne L. Watts

\_\_\_\_\_  
City Clerk – Jane Sullivan

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS TEMPORARY USE PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS TEMPORARY USE PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

\_\_\_\_\_  
Authorized Agent: Signature

\_\_\_\_\_  
Name (Please Print)

OR

  
\_\_\_\_\_  
Owner: Signature

RILEY MARI, ANTHEM FLEETWOOD 3 DEV. LTD  
Name: (Please Print)

TO THE CITY OF SURREY:

I, ANTHEM FLEETWOOD 3 DEVELOPMENTS LTD., INC. NO. BC0902973 (Name of Owner)

being the owner of Parcel "52" Section 25 Township 2 New Westminster District Reference Plan 65654

(Legal Description)

known as 16241 - 84 Avenue  
(Civic Address)


hereby undertake as a condition of issuance of my temporary use permit to:

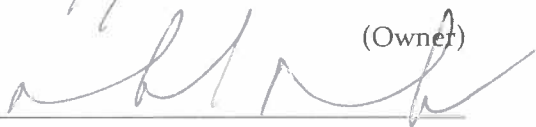
- (a) demolish or remove all buildings and/or structures that are permitted to be retained pursuant to the temporary use permit issued to me; and

all of which shall be done not later than the termination date set out on the temporary use permit.

I further understand that should I not fulfill the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey Zoning By-law, 1993, No. 12000, as amended, and that any securities submitted by me to the City pursuant to the temporary use permit shall be forfeited and applied to the cost of restoration of my land as herein set out.

This undertaking is attached hereto and forms part of the temporary use permit.

  
\_\_\_\_\_  
(Owner)

  
\_\_\_\_\_  
(Witness)